

Project Development Group, Inc.

11814 NE 116th Street • Kirkland, WA 98034

425-825-1612 • FAX 425-821-2895

CHANGE ORDER PROPOSAL (COP)

Ethan Construction, LLC
1046 1st Avenue South
Seattle, WA 98134
Phone: 206.682.1147

Re: Rainier Commons (Former Rainier Brewery)

PDG Job Number: 03-7189

Attn: Mr. Shimon Mizrahi

PDG COR Number: 1 (ONE)


Date: 10/8/03

Scope of Work: Demolish and Remove from buildings 7, 22 & 25 all tanks, piping & duct within the tanks rooms. The number of tanks, piping & duct is to be the following - Large Round Metal Tanks (41 each), Large Square Metal Tanks (42 each), Small Round Metal Tanks (72 each), Small Silo @ Loading Dock Area, Piping within Tanks Rooms (approx. 2,000 lineal feet), ductwork (approx. 800 lineal feet). Within building #100 demolish and remove CMU & 3-cell block walls (approx. 1,000 square feet) and concrete pads within the same area of wall demolition. The scope of work was identified by Mr. H. Hazan of Ethan Construction. Please note that these extra work items are additional work beyond the original contract documents. All work is located within the interior of the building @ the former Rainier Brewery area in Seattle, WA at the request of the Ethan Construction. All work is to be accomplished on a Lump Sum Basis.

Amount of Change Order #1 - Tank & Misc. Demolition = \$200,000.00

Total Amount of Change Order #1 = \$200,000.00

- ◇ Work is to be done during normal working hours.
- ◇ Work has not been authorized or started.
- ◇ Work to be completed on a lump sum basis.
- ◇ Salvage of metal to be by others.
- ◇ Owner to provide concrete cutouts on freeway side of bldg. for metal debris disposal access.
- ◇ Metal dump bins to be placed directly below the owner provided concrete cutouts.
- ◇ Performance period to be 75 days and is start 10/22/03 & complete on 1/5/04.


By: Robin R. Burnham
Title: General Manager

cc: File, ECL

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Tampa • Chicago • St. Louis • Houston • Dallas • Phoenix • Seattle • Portland

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ETHAN CONSTRUCTION, LLC
SUBCONTRACT CHANGE ORDER

Ethan Construction, LLC.
1046 First Avenue South
Seattle, WA, 98134
Phone: 206-682-1147

Change Order #	<u>ONE (1)</u>
Change Order Date:	<u>10/15/2003</u>
Project Name:	<u>Rainier Commons</u>

To:
Project Development Group, Inc.
11814 NE 116th Street
Kirkland, WA, 98034-7100
Phone: 425-825-1612

Amount of this Change Order:

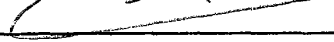
\$200,000.00

Scope of Work: Demolish & Remove from buildings 7, 22 & 25 all tanks, piping & ductwork within the tank rooms. The number of tanks, piping & ductwork is to be the following: Large round metal tanks (41 each), Large square metal tanks (42 each), Small round metal tanks (72 each), Small silo @ loading dock area, piping within the tanks rooms (2,000 lineal feet) and duct work within the tank rooms (800 lineal feet). Within building #100, demolish and remove CMU & 3-cell block walls (approx. 1000 square feet) and concrete pads within the same area of wall demolition. The scope of work was identified by Mr. H. Hazan of Ethan Construction. Please note that these extra work items are additional work beyond the original contract documents. All this additional work is located within the interior of the former Rainier Brewery building in Seattle, Washington at the request of Eathan Construction. All work is to be accomplished on a lump sum basis.

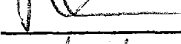
Concrete cutouts on each floor @ freeway side for access to metal dump bins.
Metal dump bins to be placed @ freeway side below concrete cutouts.
Salvage of Metal is to by others.

Performance period to 75 days. To start on October 22, 2003 & Complete on January 5, 2003
If not completed within 75 day performance period a \$1,000 per day damage will be deducted from the change order amount not to exceed 15 business days.

ETHAN CONSTRUCTION LLC.

Signed: 
Date: 10/16/03
Title: MANAGER

PROJECT DEVELOPMENT GROUP, INC.

Signed: 
Date: 10/16/03
Title: GENERAL MANAGER

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Project Development Group, Inc.

11814 NE 116th Street • Kirkland, WA 98034

425-825-1612 • FAX 425-821-2895

FAX QUOTATION

To: Elan Hazan
Firm: Ethan Construction, LLC
Fax: 206.224.9951
From: Robin Burnham 30-Jul-03 Pages 1

RE: Former Rainier Brewery Asbestos Abatement & Demolition- Seattle, WA

Project Development Group, Inc. quotes the following lump sum amount to perform asbestos abatement of Bldg's 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 14, 15, 21, 22, 23, 24, & 25. Also included in the lump sum amount is the asbestos abatement of the boiler house (bldg #13) and demolition of all metal mechanical components in buildings #13 & #9 (including concrete pads). To be included as alternate bid items will be various demolition items as shown as alternate bid items below. All work is to be done within the former Rainier Brewery (Tully's Coffee) site. This proposal is based upon conversations with yourself and our site visits:

Base Bid (Asbestos Abatement and Demolition) Amount = \$ 260,000.00

Alternate Bid #1 (Removal of all Mechanical Items within Bldg 21) = Inc. w/Base
Alternate Bid #2 (Removal of all Mechanical Items within Bsmt Bldg 25) = Inc. w/Base
Alternate Bid #3 (Demolish Grain Bid Metal Walls in Bldg 5A) = Inc. w/Base
Alternate Bid #4 (Demolish Pipe & Pipe Rack on Gallery Roof) = Inc. w/Base
Alternate Bid #5 (Demolish 3 tanks @ East Side of Bldg near Silos) = Inc. w/Base

All bid quotations are excluding applicable taxes

Exclusions

1. Demolition other than in buildings #9, #13, #21 & basement of building #25.
2. Protection of existing items from weather & standard abatement procedures.
3. Identifying and Making Safe of all utilities.
4. Hazardous or Dangerous Materials other than identified asbestos pipe insulation, asbestos tank insulation and asbestos boiler insulation materials in owner provided asbestos survey and during pipe insulation quantification on 7/23, 7/24 & 7/29/03*.
5. Asbestos Materials inside of boilers (not identified in asbestos survey)
6. Lead Paint Abatement
7. PCB Abatement
8. All permits except for asbestos.
9. Water and Electricity.
10. Removal & Relocation of Salvage Items.
11. Structural Beams on building #6

*Note: PDG, Inc. can provide additional Hazardous Material Abatement Services upon request.

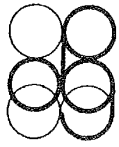
Clarifications

1. Electricity and water to be provided by owner unless specified otherwise.
2. Work to be completed in one (1) mobilization during specified working hours. Additional Mobilizations will be charged out at \$750.00 each.
3. Bid is based on a mutually acceptable contract and work schedule.
4. Proposal is good for thirty (30) days.
5. Building #9, #13, #21 and basement of #25 will have all items demolished that are not being used by the existing building tenant. The areas will be left in a broom clean condition.
6. Bonding is available.
7. Use of the freight elevator for load-out of disposal debris.

Thank You,

Robin Burnham – General Manager

Tully's Coffee Brewery rev2.doc



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FAX TRANSMISSION

To: Elan Hazan
Firm: Ethan Construction, LLC
Fax: 206.224.9951
From: Robin Burnham 7/11/03 Pages 4

RE: Former Rainier Brewery Asbestos Abatement & Demolition - Seattle, WA

SCOPE OF WORK

Project Development Group, Inc. is going to provide a quotation to perform misc. select interior demolition, and asbestos materials abatement, all quantities provided as per owner provided asbestos survey and site visits. Items to be included, but not limited to, in the scope of work are as follows:

BASE BID (SELECT DEMOLITION)

1. Demolition of all equipment & conc. pads in building #9.
2. Demolition of all boilers and equipment in building #13
3. Demolition of all equipment & mechanical items except walls, ceilings and floors in building #21 (11,000sf) and basement of building #25 (6000sf).
4. Demolition of tanks – 3 each from east side area behind the buildings.
5. Demolition of metal walls within building 5A (Grain Bin)
6. Demolition of Pipe & Pipe Rack on Gallery Roof.
7. Misc. Removal of Electrical & Mechanical Items.
8. Removal of all Nails and Protruding objects caused by demolition activities.
9. Broom Clean all Demolition Work Areas.
10. Lead Based Paint Control Activities.

BASE BID (ASBESTOS ABATEMENT)

1. Removal and Disposal of all the identified Asbestos Containing Materials in the owner provided asbestos survey dated 3/23/89 and as identified during pipe insulation takeoffs on 7/23, 7/24 & 7/29/03

Exclusions

1. Demolition other than Identified Above.
2. Protection of existing items from weather & standard abatement procedures.
3. Identifying and Making Safe of all utilities.
4. Hazardous or Dangerous Materials other than identified asbestos pipe insulation, asbestos tank insulation, and asbestos boiler insulation materials in owner provided asbestos survey and identified during pipe insulation quantifications on 7/23, 7/24 & 7/29/03*.
5. Asbestos Materials inside of boilers (not identified in asbestos survey)
4. Lead Paint Abatement
5. PCB Abatement
6. All permits except for asbestos.
7. Water and Electricity.
8. Removal & Relocation of Salvage Items.

7/30/2003

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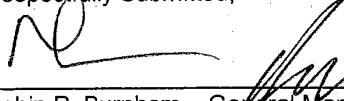
***Note: Project Development Group, Inc. can provide additional Hazardous Material Abatement Services upon request.**

Clarifications

1. Electricity and water to be provided by owner unless specified otherwise.
2. Work to be completed in one (1) mobilization during specified working hours. Additional Mobilizations will be charged out at \$750.00 each.
3. Bid is based on a mutually acceptable contract and work schedule.
4. Proposal is good for thirty (30) days.
5. Building #9, Building #13, Building #21 and the Basement of Building #25 will have all items demolished that are not being used by the existing building tenant. The areas will be left in a broom clean condition.
5. Bonding is available.

Thank You for the opportunity to provide you this scope of work, if you have any questions or need additional information, please feel free to contact our office at the above phone number.

Respectfully Submitted,

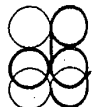


Robin R. Burnham – General Manager

Tully's Scope of Work2.doc

7/30/2003

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